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STATION 3

Residential Amenities

Amenities Desired by Residents

- Private Decks and Balconies
- Roof Decks and Roof Gardens
- Exercise Facilities
- Media Rooms
- Greenhouses
- Solaria

Research

The City has researched the amenity requirements of other North American Cities, including Chicago, Denver, Portland, San Diego, San Francisco, Vancouver, B.C., Bellevue, Tacoma, and many others. Interestingly, Tacoma, Portland and Vancouver require no open space or amenity space in their commercial-equivalent zoning.

The City has also conducted a tenant survey regarding open space. While the response so far has been great, the survey is still ongoing. You can take the survey and view up-to-date results at: <http://www.seattle.gov/dpd/news/20040324a.asp>. For more information, contact Roque Deherrera at 206.615.0743 or roque.deherrera@seattle.gov.

Current Requirement

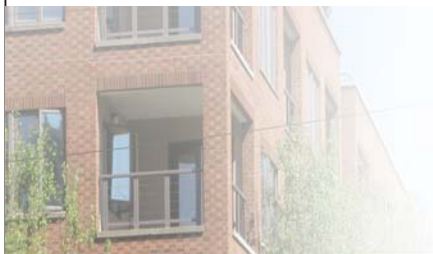
20 percent of a structure's gross floor area in residential use

Residential buildings in commercial zones are required to provide "open space" in an amount equal to 20 percent of a structure's gross floor area in residential use. This requirement is greater in commercial zones than in any other zone in the City, including downtown and multifamily zones.

Proposed Requirement

5 percent of a structure's gross floor area in residential use, allowing half of that requirement to be provided indoors

The proposal is to require "common recreation areas" in an amount equal to 5 percent of a structure's gross floor area in residential use, allowing half of that requirement to be provided indoors. The proposal would make amenity requirements in commercial zones identical to those in Seattle's Downtown and Seattle Cascade Mixed zones. This strategy ensures that residents will continue to have necessary amenities, while acknowledging that current requirements are unnecessarily higher than in every other zone in the City.



Revitalizing Broadway Community Open House



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